

125.0

Map

0004

Block

0001.B

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 671,100 /

USE VALUE: 671,100 /

ASSESSed: 671,100 /

Total Card /

Total Parcel

671,100

671,100

671,100

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No

Alt No

Direction/Street/City

46 -48

BARTLETT AVE, ARLINGTON

Unit #:

2

Owner 1: THIBAUT CONSTANTIA D/TRUSTEE

Owner 2: 48 BARTLETT REALTY TRUST

Owner 3:

Street 1: 48 BARTLETT AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02476

Type:

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

102

0.000

671,100

671,100

Total Card

0.000

671,100

671,100

Total Parcel

0.000

671,100

671,100

Source: Market Adj Cost

Total Value per SQ unit /Card: 305.46

/Parcel: 305.46

Legal Description

User Acct

197216

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date

09/13/18

!9697!

Parcel ID

125.0-0004-0001.B

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2022

102

FV

671,100

0

.

671,100

Year end

12/23/2021

2021

102

FV

650,900

0

.

650,900

Year End Roll

12/10/2020

2020

102

FV

640,800

0

.

640,800

640,800

Year End Roll

12/18/2019

2019

102

FV

571,000

0

.

571,000

571,000

Year End Roll

1/3/2019

2018

102

FV

504,000

0

.

504,000

504,000

Year End Roll

12/20/2017

2017

102

FV

458,700

0

.

458,700

458,700

Year End Roll

1/3/2017

2016

102

FV

458,700

0

.

458,700

458,700

Year End

1/4/2016

2015

102

FV

423,200

0

.

423,200

423,200

Year End Roll

12/11/2014

PREVIOUS ASSESSMENT

SALES INFORMATION

TAX DISTRICT

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

NOBLE WILLIAM

27210-286

4/15/1997

239,000

No

No

Y

Pat Acct

Other Assessments

Building Permits

Activity Information

Code

Descrip/No

Amount

Com. Int

Item

Code

Description

%

Item

Code

Description

Z

R1

SINGLE FA

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

s

Street

t

Gas:

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

9/13/2017

1194

Re-Roof

19,600

C

4/4/2002

203

Porch

2,500

C

REBUILD PART OF RE

3/7/2002

132

Re-Roof

9,000

C

Date

Result

By

Name

9/5/2019

Mail Update

JO

Jenny O

9/13/2018

Measured

DGM

D Mann

5/6/2000

197

PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

__/_/

LAND SECTION (First 7 lines only)

Property Factors

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

102

Condo

0

Sq. Ft.

Site

0

0.

0.00

7112

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc

CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 671,100 /

USE VALUE: 671,100 /

ASSESSed: 671,100 /

Total Card /

Total Parcel

671,100

671,100

671,100

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No

Alt No

Direction/Street/City

46 -48

BARTLETT AVE, ARLINGTON

Unit #:

2

Owner 1: THIBAUT CONSTANTIA D/TRUSTEE

Owner 2: 48 BARTLETT REALTY TRUST

Owner 3:

Street 1: 48 BARTLETT AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02476

Type:

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

102

0.000

671,100

671,100

Total Card

0.000

671,100

671,100

Total Parcel

0.000

671,100

671,100

Source: Market Adj Cost

Total Value per SQ unit /Card: 305.46

/Parcel: 305.46

Legal Description

User Acct

197216

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date

09/13/18

!9697!

Parcel ID

125.0-0004-0001.B

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2022

102

FV

671,100

0

.

671,100

Year end

12/23/2021

2021

102

FV

650,900

0

.

650,900

Year End Roll

12/10/2020

2020

102

FV

640,800

0

.

640,800

640,800

Year End Roll

12/18/2019

2019

102

FV

571,000

0

.

571,000

571,000

Year End Roll

1/3/2019

2018

102

FV

504,000

0

.

504,000

504,000

Year End Roll

12/20/2017

2017

102

FV

458,700

0

.

458,700

458,700

Year End Roll

1/3/2017

2016

102

FV

458,700

0

.

458,700

458,700

Year End

1/4/2016

2015

102

FV

423,200

0

.

423,200

423,200

Year End Roll

12/11/2014

PREVIOUS ASSESSMENT

SALES INFORMATION

TAX DISTRICT

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

NOBLE WILLIAM

27210-286

4/15/1997

239,000

No

No

Y

Pat Acct

Other Assessments

Building Permits

Activity Information

Code

Descrip/No

Amount

Com. Int

Item

Code

Description

%

Item

Code

Description

Z

R1

SINGLE FA

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

s

Street

t

Gas:

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

9/13/2017

1194

Re-Roof

19,600

C

4/4/2002

203

Porch

2,500

C

REBUILD PART OF RE

3/7/2002

132

Re-Roof

9,000

C

Date

Result

By

Name

9/5/2019

Mail Update

JO

Jenny O

9/13/2018

Measured

DGM

D Mann

5/6/2000

197

PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

__/_/

LAND SECTION (First 7 lines only)

Property Factors

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

102

Condo

0

Sq. Ft.

Site

0

0.

0.00

7112

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc

CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 671,100 /

USE VALUE: 671,100 /

ASSESSed: 671,100 /

Total Card /

Total Parcel

671,100

671,100

671,100

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No

Alt No

Direction/Street/City

46 -48

BARTLETT AVE, ARLINGTON

Unit #:

2

Owner 1: THIBAUT CONSTANTIA D/TRUSTEE

Owner 2: 48 BARTLETT REALTY TRUST

Owner 3:

Street 1: 48 BARTLETT AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02476

Type:

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

102

0.000

671,100

671,100

Total Card

0.000

671,100

671,100

Total Parcel

0.000

671,100

671,100

Source: Market Adj Cost

Total Value per SQ unit /Card: 305.46

/Parcel: 305.46

Legal Description

User Acct

197216

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date

09/13/18

!9697!

Parcel ID

125.0-0004-0001.B

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2022

102

FV

671,100

0

.

671,100

Year end

12/23/2021

2021

102

FV

650,900

0

.

650,900

Year End Roll

12/10/2020

2020

102

FV

640,800

0

.

640,800

640,800

Year End Roll

12/18/2019

2019

102

FV

571,000

0

.

571,000

571,000

Year End Roll

1/3/2019

2018

102

FV

504,000

0

.

504,000

504,000

Year End Roll

12/20/2017

2017

102

FV

458,700

0

.

458,700

458,700

Year End Roll

1/3/2017

2016

102

FV

458,700

0

.

458,700

458,700

Year End

1/4/2016

2015

102

FV

423,200

0

.

423,200

423,200

Year End Roll

12/11/2014

PREVIOUS ASSESSMENT

SALES INFORMATION

TAX DISTRICT

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

NOBLE WILLIAM

27210-286

4/15/1997

239,000

No

No

Y

Pat Acct

Other Assessments

Building Permits

Activity Information

Code

Descrip/No

Amount

Com. Int

Item

Code

Description

%

Item

Code

Description

Z

R1

SINGLE FA

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

s

Street

t

Gas:

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

9/13/2017

1194

Re-Roof

19,600

C

4/4/2002

203

Porch

2,500

C

REBUILD PART OF RE

3/7/2002

132

Re-Roof

9,000

C

Date

Result

By

Name

9/5/2019

Mail Update

JO

Jenny O

9/13/2018

Measured

DGM

D Mann

5/6/2000

197

PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

__/_/

LAND SECTION (First 7 lines only)

Property Factors

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

102

Condo

0

Sq. Ft.

Site

0

0.

0.00

7112

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc

CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 671,100 /

USE VALUE: 671,100 /

ASSESSed: 671,100 /

Total Card /

Total Parcel

671,100

671,100

671,100

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No

Alt No

Direction/Street/City

46 -48

BARTLETT AVE, ARLINGTON

Unit #:

2

Owner 1: THIBAUT CONSTANTIA D/TRUSTEE

Owner 2: 48 BARTLETT REALTY TRUST

Owner 3:

Street 1: 48 BARTLETT AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02476

Type:

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

102

0.000

671,100

671,100

Total Card

0.000

671,100

671,100

Total Parcel

0.000

671,100

671,100

Source: Market Adj Cost

Total Value per SQ unit /Card: 305.46

/Parcel: 305.46

Legal Description

User Acct

197216

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date

09/13/18

!9697!

Parcel ID

125.0-0004-0001.B

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2022

102

FV

671,100

0

.

671,100

Year end

12/23/2021

2021

102

FV

650,900

0

.

650,900

Year End Roll

12/10/2020

2020

102

FV

640,800

0

.

640,800

640,800

Year End Roll

12/18/2019

2019

102

FV

571,000

0

.

571,000

571,000

Year End Roll

1/3/2019

2018

102

FV

504,000

0

.

504,000

504,000

Year End Roll

12/20/2017

2017

102

FV

458,700

0

.

458,700

458,700

Year End Roll

1/3/2017

2016

102

FV

458,700

0

.

458,700

458,700

Year End

1/4/2016

2015

102

FV

423,200

0

.

423,200

423,200

Year End Roll

12/11/2014

PREVIOUS ASSESSMENT

SALES INFORMATION

TAX DISTRICT

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

NOBLE WILLIAM

27210-286

4/15/1997

239,000

No

No

Y

Pat Acct

Other Assessments

Building Permits

Activity Information

Code

Descrip/No

Amount

Com. Int

Item

Code

Description

%

Item

Code

Description

Z

R1

SINGLE FA

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

s

Street

t

Gas:

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

9/13/2017

1194

Re-Roof

19,600

C

4/4/2002

203

Porch

2,500

C

REBUILD PART OF RE

3/7/2002

132

Re-Roof

9,000

C

Date

Result

Type:	99 - Condo Conv	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	GREY	
View / Desir:	N - NONE	

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	0	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

	CONDO CONVERSION 11/95,Building Number 1.
--	---

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1910	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G4	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	154 - 7112

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 8		BRs: 3			Baths: 1		HB 0				

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	5	- Steam	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	GD - Good	18.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	18.6%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.12792444
Const Adj.:	0.99980003
Adj \$ / SQ:	343.948
Other Features:	68750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	824404
Depreciation:	153339
Depreciated Total:	671065

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		8	3	3
Totals				
1		8	3	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

[illegible]

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	343.95	
Special Features:	0	Val/Su Net:	305.46	
Final Total:	671100	Val/Su SzAd	305.46	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,197	343.950	755,65
Net Sketched Area:		2,197	Total:	755,65
Size Ad	2197 Gross Area	2197	FinArea	219

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
4						
7						

IMAGE

